

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 2/635 Hampton Street, Brighton Vic 3186

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,137,000 & \$1,250,700

#### Median sale price

Median price \$1,175,000 House Unit X Suburb Brighton

Period - From 01/04/2018 to 30/06/2018 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property    | Price       | Date of sale |
|---|-----------------------------------|-------------|--------------|
| 1 | 2/174-176 Church St BRIGHTON 3186 | \$1,225,000 | 18/08/2018   |
| 2 | 8/41 Kinane St BRIGHTON 3186      | \$1,202,500 | 15/09/2018   |
| 3 | 3/32 New St HAMPTON 3188          | \$1,200,000 | 23/06/2018   |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



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**Rooms:**  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,137,000 - \$1,250,700  
**Median Unit Price**  
June quarter 2018: \$1,175,000

## Comparable Properties



**2/174-176 Church St BRIGHTON 3186 (REI)**

**Agent Comments**

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**Price:** \$1,225,000  
**Method:** Auction Sale  
**Date:** 18/08/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**8/41 Kinane St BRIGHTON 3186 (REI)**

**Agent Comments**

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**Price:** \$1,202,500  
**Method:** Auction Sale  
**Date:** 15/09/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**3/32 New St HAMPTON 3188 (REI)**

**Agent Comments**

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**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 23/06/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)